

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Currumbin Road, Doreen Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$790,000

Median sale price

Median price \$850,000 Property Type House Suburb Doreen

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Sligo St DOREEN 3754	\$762,000	16/05/2026
2	7 Miranda Dr DOREEN 3754	\$760,000	26/03/2026
3	47 Vantage Point Blvd DOREEN 3754	\$766,000	13/12/2025

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/06/2026 11:11

10 Currumbin Road, Doreen Vic 3754

Kylie McGrath
03 9435 8866
0417 856 698
kylie.mcgrath@raywhite.com



Property Type: House (Res)
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median House Price
March quarter 2026: \$850,000

Comparable Properties



9 Sligo St DOREEN 3754 (REI)

Agent Comments



Price: \$762,000
Method: Private Sale
Date: 16/05/2026
Property Type: House
Land Size: 400 sqm approx



7 Miranda Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 26/03/2026
Property Type: House (Res)
Land Size: 475 sqm approx



47 Vantage Point Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$766,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 577 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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